

NEW SHOW SUITES  
NEW COWORKING NOW OPEN



444

444 – 5<sup>TH</sup> AVENUE | CALGARY, AB



# PROPERTY INFORMATION

## OPERATING COSTS

\$17.79 per square foot (2020)

## PARKING RATIO

One stall per 1,500 square feet

## TELECOM PROVIDERS

Telus, Bell, Shaw, Allstream, MTS

## PARKING RATE

\$550.00 per month

6' 4" clearance

## SURROUNDING AMENITIES

- |                     |                      |
|---------------------|----------------------|
| ① Tim Hortons       | ⑦ Rxellence Pharmacy |
| ② Holy Grill        | ⑧ OTTO Gelato        |
| ③ Freshii           | ⑨ TD Canada Trust    |
| ④ 7-Eleven          | ⑩ Caffè Artigiano    |
| ⑤ KOTO Sushi        | ⑪ Sanctuary Coffee   |
| ⑥ Northland Parkade | ⑫ Impark Lot 176     |



# BUILDING AMENITIES

All amenities are exclusively for tenant use and carry no additional cost.



## SHOWER & CHANGEROOM

Located on the second floor.



## FOOD VENDORS IN 444

Three food and beverage vendors are located within the building. Tim Hortons is on the first floor, adjacent to the lobby. Holy Grill and Freshii occupy suites on the second floor, which also provides access to Calgary's Plus 15 network.



## BICYCLE STORAGE & BICYCLE SHARE PROGRAM

Secure bicycle storage is located on the main floor. A bicycle sharing program is also available after downloading the Bloom App. Bikes may be used within city limits.



ASPEN  
CLUB

This premier offering of the Aspen Club is exclusively for the tenants of any Aspen Properties owned building in Calgary or Edmonton. Tenants in 444 - 5th Avenue gain access to multiple fitness facilities, tenant lounges, libraries, and more.

Over 90,000 square feet of amenities spread across eight centrally located buildings will elevate the experience and value of your daily life.

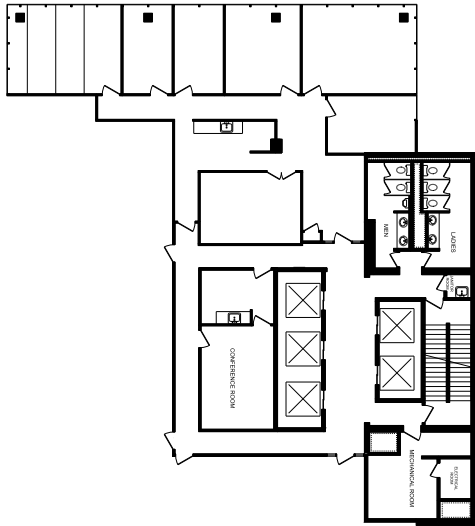
For more information and to join the Aspen Club, visit:

[aspenproperties.ca/club](https://aspenproperties.ca/club)

# AVAILABLE SUITES

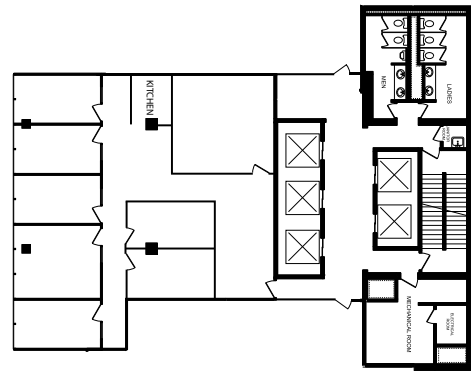
**#710** | 2,938 sf

**Show Suite** Available Immediately



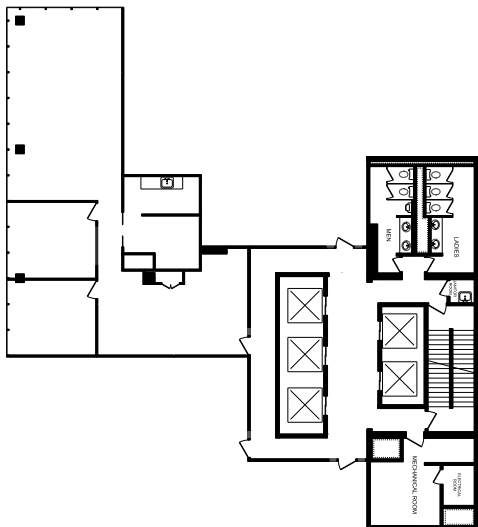
**#830** | 2,603 sf

Available Immediately



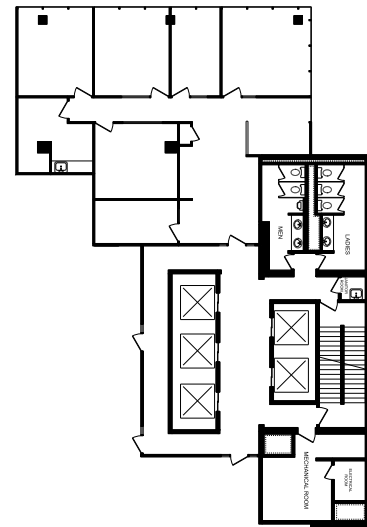
**#1110** | 2,291 sf

Available Immediately



**#1160** | 2,333 sf

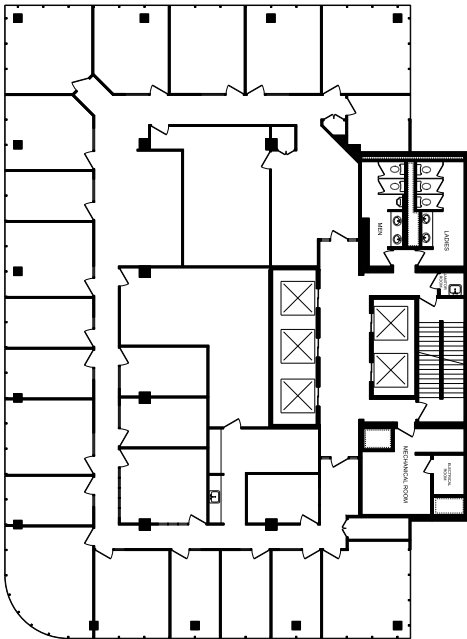
**Show Suite** Available Immediately



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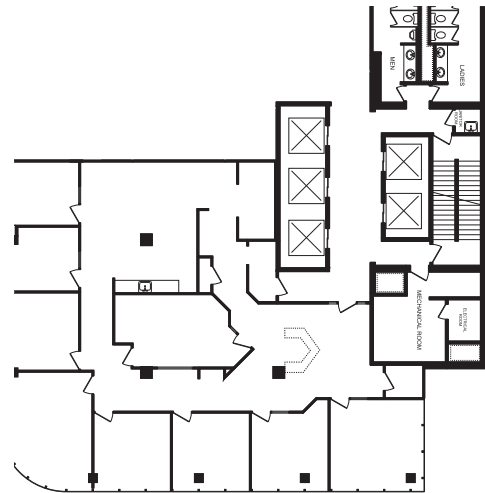
**#1500** | 8,452 sf

Available Immediately



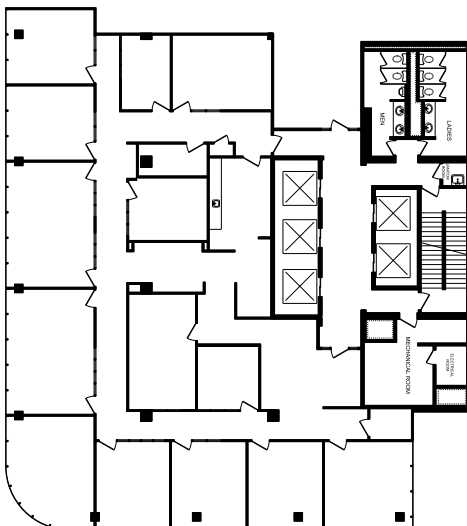
**#1620** | 4,195 sf

Available Immediately



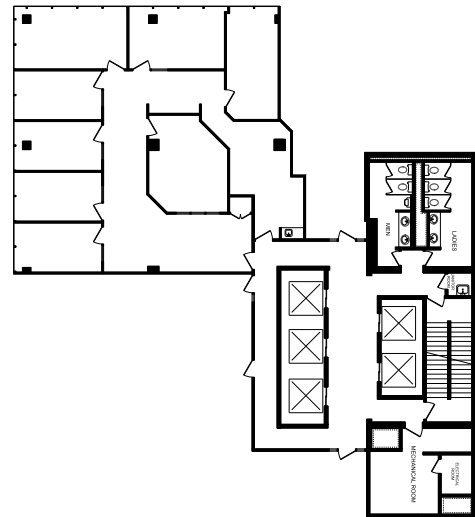
**#1700** | 6,023 sf

Available Immediately



**#1840** | 2,885 sf

Show Suite Available Immediately





## CAMPUS COWORKING AT 444

We are a community for businesses and entrepreneurs to work, meet and connect. Our shared spaces offer uncommon amenities and the ability to collide with other like-minded individuals. We're driven by entrepreneurial spirit and motivated by the opportunities of an ever-changing business environment. Our goal is to provide a supportive foundation to pave the way for tomorrow's leaders, innovators, and change-makers

Newly renovated and now open!

Flexible office space on month to month agreements

Starting at \$800 + GST per month

Full access to all building amenities and the Aspen Club at no cost

Access to meeting rooms and shared lounge

Free coffee and wifi



**GABBY LACOMBE**

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